

**The Department of Community Planning & Development**  
**City Hall, Lynchburg, VA 24504** **434-455-3900**

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** November 10, 2004  
**Re:** **REZONING: 601 Twelfth Street, 1101 & 1113 Madison Street, I-2, Light Industrial District to B-4, Central Business District.**

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**I. PETITIONER**

Greater Lynchburg Boys and Girls Club of America

**Representatives:** Mr. J. H. Taylor, 707 Old Trents Ferry Road, Lynchburg, VA 24503

**II. LOCATION**

The subject property is a tract of approximately .782 acres located at 601 Twelfth Street, 1101 & 1113 Madison Street.

**Property Owner:**

Progress Printing Company, P.O. Box 4575, Lynchburg, VA 24502.

**III. PURPOSE**

The purpose of the petition is to rezone approximately .782 acres located at 601 Twelfth Street, 1101 & 1113 Madison Street from I-2, Light Industrial District to B-4, Central Business District to allow the use of the existing building as a meeting place for the Greater Lynchburg Boys & Girls Club of America.

**IV. SUMMARY**

- Petition agrees with the Zoning Ordinance in that a club is a permitted use in a B-4, Central Business District.
- The *Comprehensive Plan 2002 – 2020* recommends a Traditional Residential Use for the subject property.
- Petition proposes the reuse of an existing building.

**The Planning Division recommends approval of the rezoning petition.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The Lynchburg *Comprehensive Plan* recommends a “Traditional Residential” use for the subject property. This land use category contains the City’s older residential neighborhoods generally built before World War II. Large new or expanded public and institutional uses are not appropriate for these areas unless they can be designed to blend into the existing urban fabric through landscaping or architectural treatment. **(pg 5.6)**  
  
The petition proposes the reuse of a vacant industrial building for a boys and girls club. Given that the building is existing and its close proximity to the downtown and other commercial uses, the proposal should fit well into the area.
2. **Zoning.** The subject property was annexed into the City in 1852. The property has been zoned for industrial uses since 1960. The existing I-2, Light Industrial District zoning was established in 1978 with the adoption of the current Zoning Ordinance.

3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances will be needed for the development of the property as proposed.
4. **Previous Actions.** The following items in the immediate area have required City Council approval:
  - On September 10, 1991, the City Council approved the CUP petition of Craddock-Terry, Inc., to construct parking lots at 1001-1017 Madison Street and 1118-1120 Harrison Street.
  - On June 23, 1992, the City Council approved the CUP petition of Thomas D. Hughes to operate a Bed & Breakfast at 1102 Harrison Street.
  - On November 8, 1994, the City Council approved the CUP petition of Philip & Ann Ripley to operate a Bed & Breakfast at 1101 Federal Street.
  - On November 11, 1997, the City Council approved the CUP petition of Jenny L. West to operate a Bed & Breakfast at 1020 Federal Street.
  - On February 13, 2001, the City Council approved the CUP petition of Trudi & Dennis Malik to operate a Bed & Breakfast at 1115 Federal Street.
5. **Site Description.** The subject property is comprised of a two (2) story 30,895 square foot building that was constructed in 1966. The property is bounded to the north (across 11<sup>th</sup> Street) by vacant land, to east by commercial uses, to the south (across 12<sup>th</sup> Street) by commercial uses and to the west by vacant land and residential homes.
6. **Proposed Use of Property.** The purpose of the rezoning is to allow the use of the existing building for a boys and girls club.
7. **Traffic and Parking.** The City's Traffic Engineer's main comment of concern is with the possibility for children to loiter outside of the building and in the road. All attempts should be made to ensure that the children are not allowed to loiter outside of the building. The City Traffic Engineer also commented that parking along the outside of the building should be angled parking only. Adequate parking will be available on the property.
8. **Stormwater Management.** A stormwater management plan will not be required for the reuse of the existing building.
9. **Impact.** The petition proposes to rezone the property from I-2, Light Industrial District to B-4, Central Business District to allow the use of the existing building as a boys and girls club. The purpose of the club is solely for youth programs and activities. Activities that would be available at the club would include: Character & Leadership, Education & Career, Health & Life Skills, the Arts, and Sports, Fitness & Recreation. The facility would be open from 3 p.m. to 8 p.m. on weekdays and 8 a.m. to 5 p.m. on weekends. An initial membership of 100 children is expected. Full time, part time and volunteer leaders will be on staff to facilitate the activities taking place at the club.

The proposal is in compliance with the *Comprehensive Plan* which recommends a "Traditional Neighborhood" use for the subject property and which also encourages the adaptive reuse of existing buildings. Given the close proximity of the property to the downtown, commercial uses and inner city neighborhoods the proposed facility should fit well into the area.

The Planning Division and the City's Traffic Engineer have expressed concern to the petitioner about the possibility for children to loiter outside of the building. With adequate supervision of

the children this concern can be addressed. The City's Police & Fire Departments did not provide comments on the proposal.

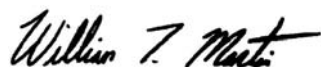
10. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the preliminary site plan on October 19, 2004. Comments have or will be addressed by the petitioner prior to final site plan approval.

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## **VI. PLANNING DIVISION RECOMMENDED MOTION(s)**

**Based on the preceding Findings of Fact, the Planning Commission recommends approval of the rezoning of .782 acre at 601 Twelfth Street, 1101 & 1113 Madison Street from I-2, Light Industrial District to B-4, Central Business District.**

This matter is respectfully offered for your consideration.



William T. Martin, AICP  
City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Mr. Walter C. Erwin, City Attorney  
Ms. Rachel O. Flynn, Director of Community Planning & Development  
Mr. Bruce A. McNabb, Director of Public Works  
Mr. R. Douglas Dejarnette, Fire Marshal  
Mr. J. Lee Newland, Director of Engineering  
Mr. Gerry L. Harter, Traffic Engineer  
Mr. Robert Drane, Building Commissioner  
Ms. Judith C. Wiegand, Senior Planner  
Mr. Arthur L. Tolley, Zoning Official  
Mr. Robert S. Fowler, Zoning Official  
Mr. Kent White, Environmental Planner  
Mr. J. H. Taylor, Petitioner

## **VII. ATTACHMENTS**

1. **Vicinity Zoning Pattern**  
(see attached map)
2. **Vicinity Proposed Land Use**  
(see attached map)
3. **Site Plan**  
(see attached site plans)
4. **Narrative**  
(see attached site plans)
5. **Promotional Materials**  
(see attached materials)